

- C. The **Gene Snyder Freeway** is an expressway that was developed along the eastern and southern outskirts of the county and is depicted on the official *Parkway, Olmsted Parkway, Scenic Corridor and Gene Snyder Freeway Maps* included in Appendix 10C, which is incorporated herein by reference. Any extension or modification to the Gene Snyder Freeway designation shall require the same nomination and legislative approval process as described in (A) of this Section, above.

### 10.3.4 Landscape Plan Requirement

Any development that requires any vegetation to be planted and maintained to meet the requirements of this Part shall have a landscape plan approved prior to receiving a building permit..

### 10.3.5 Parkway Development Standards

All new development and expansion of existing developments as prescribed in Section 10.3.2, above, shall meet the following requirements.

#### A. Parkway Setbacks, Buffering and Landscaping Requirements

1. Parkway setbacks, buffering and landscaping shall be required in accordance with Table 10.3.1, below.

Table 10.3.1

Type of Development	Required Setback	Required Buffer Area	Required Landscaping
Single Family Residential	75 feet	50 feet	1 Type A tree for each 40 feet of road frontage.
Multi-family Residential	75 feet	50 feet	1 Type A tree for each 40 feet of road frontage and a visually continuous berm as needed to screen the vehicle use area with an average height of at least 3 feet and shrub massings on or fronting the berm with at least 1/3 of the frontage length planted.
Nonresidential	30 feet	30 feet	1 Type A tree for each 40 feet of road frontage and a visually continuous berm as needed to screen the vehicle use area with an average height of at least 3 feet and shrub massings on or fronting the berm with at least 1/3 of the frontage length planted.

*Note:  
The  
Required  
Buffer  
Area is  
located  
within  
and is  
part of  
the  
Required  
Setback.*

2. When the requirements of this Part specify the use of Type A trees in areas where existing overhead utility lines make the use of Type A trees impractical, Type B trees may be substituted at a rate of one tree for each thirty (30) linear feet of road frontage and Type C trees at a rate of one tree for each fifteen (15) feet of road frontage.
3. A fifteen (15) foot parkway buffer area and its corresponding required landscaping shall be required for the first one hundred (100) linear feet of any street intersecting a Parkway unless that street is a designated Olmsted Parkway, Scenic Corridor or the Gene Snyder Freeway, in which case the specific buffering and landscaping requirements for those corridors shall be applicable.
4. The average height of the required berm may be increased by up to three additional feet (up to six feet in total height) upon a finding by the Planning Director that a taller berm is necessary to effectively screen the vehicle use area due to the site's topography in relation to the roadway. The required berm may be replaced by a continuous fence, wall or hedge when the Planning Director finds that the proposed modification is in character with nearby developments or allows for tree preservation that would not be possible if a berm was provided.
5. All parkway setbacks and buffer areas shall be measured from the property line adjacent to the right-of-way of the Parkway.
6. Required plantings shall consist of a mix of deciduous and evergreen trees so as to provide for the corridor's visual interests on a year round basis. A minimum 10% of the required trees shall be evergreen.
7. No tree clearing, construction, or re-grading shall take place within one hundred (100) feet of the right-of-way prior to landscape plan approval, except that utility maintenance and landscape maintenance required for public health and activities ordinarily associated with surveying and similar preliminary site analysis shall be permitted.
8. Parkway buffer areas shall be set aside to accommodate the required landscape and buffering materials. No vehicle use areas, except for necessary driveway crossings, or buildings or structures, except for fences, walls and structures attendant to public utility services, shall be permitted within a required parkway buffer area. Freestanding signs shall be permitted within a required parkway buffer area. Retention or detention basins may occupy no more than 50% of the required width of any parkway buffer area.
9. Required parkway setbacks shall apply to buildings, excluding accessory structures less than one hundred (100) square feet in area. They shall not apply to vehicle use areas.

All signage shall be in accordance with Chapter 8 “Sign Regulations” and with all other applicable provisions of the Land Development Code.

### **10.3.6 Scenic Corridor Development Standards**

All new development and expansion of existing developments as prescribed in Section 10.3.2, above, shall meet the following requirements.

#### **A. Scenic Corridor Setbacks, Buffering and Landscaping Requirements**

1. Scenic corridor setbacks, buffering and landscaping shall be required in accordance with Table 10.3.2, below, except that any scenic corridor located within a Special District that has scenic corridor development standards created specifically for that Special District shall adhere to the standards applicable to that Special District.